

In re:
Jacquelyn Heather Coleman
Debtor

Case No. 24-11531-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: admin

Page 1 of 2

Date Rcvd: Jun 12, 2025

Form ID: pdf900

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 14, 2025:

Recip ID	Recipient Name and Address
db	+ Jacquelyn Heather Coleman, 5826 Chew Avenue, Philadelphia, PA 19138-1728

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 14, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 12, 2025 at the address(es) listed below:

Name	Email Address
DENISE ELIZABETH CARLON	on behalf of Creditor PENNSYLVANIA HOUSING FINANCE AGENCY bkgroup@kmllawgroup.com
JOSEPH L QUINN	on behalf of Debtor Jacquelyn Heather Coleman CourtNotices@rqplaw.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
LEON P. HALLER	on behalf of Creditor PENNSYLVANIA HOUSING FINANCE AGENCY lhaller@pkh.com dmaurer@pkh.com;mgutshall@pkh.com;khousman@pkh.com
MATTHEW K. FISSEL	on behalf of Creditor PENNSYLVANIA HOUSING FINANCE AGENCY bkgroup@kmllawgroup.com matthew.fissel@brockandscott.com
PAMELA ELCHERT THURMOND	

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on behalf of Creditor CITY OF PHILADELPHIA pamela.thurmond@phila.gov

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM EDWARD CRAIG

on behalf of Creditor Santander Consumer USA Inc. wraig@egalawfirm.com
mortoncraigecf@gmail.com;alapinski@egalawfirm.com

TOTAL: 8

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Jacquelyn Heather Coleman fka Jacquelyn Paul
Debtor(s)

CHAPTER 13

PENNSYLVANIA HOUSING FINANCE AGENCY
Movant

vs.

Jacquelyn Heather Coleman fka Jacquelyn Paul
Debtor(s)

NO. 24-11531 AMC

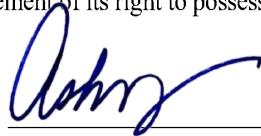
Kenneth E. West
Trustee

11 U.S.C. Section 362

ORDER

AND NOW, this 12th day of June , 2025 at Philadelphia, upon failure of Debtor(s) and the
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and
the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer
Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises
located at 5826 Chew Avenue, Philadelphia, PA 19138 ("Property), so as to allow Movant, its successors or
assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in
rem **State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to**
potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short
sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or
purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



United States Bankruptcy Judge.